



MIDDLE TENNESSEE CHAPTER NEWSLETTER

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Letter from the Chair -Kim Shinn

The Cost Myth continues to have the air let out of it. Have you visited the USGBC web site lately? The centerpiece is an item they call the “New Math: 5 = \$0”. They are showcasing five buildings that have achieved LEED certifications for no additional dollars over the owners’ original construction budgets.

- Clackamas Oregon High School was certified as LEED Silver in 2002 at a construction cost of \$117/sq ft – with annual operating savings of about \$69,000 as compared to a similar code-compliant building of 265,000 sq ft.

- The Oak Ridge National Lab East Campus Development, a LEED Certified Green project stayed within its budget and tight two-year design and construction schedule. This four- building, 376,000 sq ft project uses 23% less energy cost than comparable code minimum buildings.

- Seminar II at Evergreen State College in Washington State, a 2006 LEED Gold project is five 4-story buildings, totaling 168,000 sq ft, brought in at its original (non-LEED) budget of \$32 million (that’s a shade over \$190 per sq ft).

- Herman Miller’s LEED Gold Market-Place in Zeeland, MI is a 95,000 sq ft, 2-story spec office building built for \$89 per sq ft.

- Pennsylvania Department of Environmental Protection’s Cambria Office is a 2000 LEED Gold project. It is a 2-story 36,000 sq ft building, constructed for \$93 per sq ft. This developer-driven project was able to gain \$5000 worth of leasable space due to the optimizing of smaller HVAC equipment.

If you want more information, please see <http://www.usgbc.org/ShowFile.aspx?DocumentID=1430>

So, how did these projects get LEED certified without costing more than the owner’s budget – especially in these times of skyrocketing construction commodity prices? Easy – integrated design. Owner, designer and constructors working together to take advantage of synergies between building elements and systems.

One of the great joys in my job is the chance to facilitate and participate in design brainstorming meetings – charrettes. Charrette comes from the French word for a hand cart that was used to wheel around design studios in the Beaux Arts period, gathering up drawings from all the members of the studio so that they could be assembled for use by the builders. The modern green charrette is a mildly chaotic but controlled assembly that taps into the creative passion that exists in all building professionals – the desire to “dream big, design bold, and do good.”

Green roofs beget reduced stormwater structures and reduced mechanical systems. Advanced glazing selections enable daylight harvesting, lower energy costs and smaller mechanical systems. Cooling coil condensate harvesting and cooling tower blowdown recovery gush non-potable water for landscape irrigation or sewage conveyance. Solar thermal hot water supplementing smaller boiler to supply reheat tempering for humidity control. Underfloor air systems that lower cooling loads and reduce fan horsepower, improve ventilation effectiveness, reduce the need for suspended ceiling systems and decrease floor-to-floor heights. And the list goes on and on, only limited by





Letter from the Chair

-Kim Shinn

continued

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our abilities to think creatively and see our buildings as complete systems, intricate machines that function almost biologically.

You've got ideas. You have the passion to create. You can do the new math. Five equals zero dollars. Bust that cost myth.

Postscript: Bill Hardin of ENCO Materials, the wonderful folks who bring us the insulating concrete form system Eco-Block, sent me an email

about how the IRS has finally published rules on how buildings can calculate the tax credits for energy efficiency provided in the Energy Policy Act of 2005. For a copy of these rules, and how to garner up to \$1.60 per square foot to help pay for energy savings measures, see www.irs.gov/pub/irs-drop/n-06-52.pdf.

And, from our movie review desk – if you haven't, go see "An Inconvenient Truth". If you have, find a friend who hasn't and go again.

U.S. Mayors Climate Protection Agreement

In a Metro Council meeting on Nov. 15, 2005 the council voted down Nashville participation in the U.S. Mayors Climate Protection Agreement. As of June 23, 2006, 250 mayors, representing over 46.3 million Americans have accepted that challenge. Evidently our council felt we couldn't compete with the likes of Little Rock, Fayetteville, Atlanta, Macon, Lexington, Louisville, Asheville, Chapel Hill, Durham, or Charleston to name a few cities from surrounding states. Maybe we should do more to inform our officials of what the others cities already know. Renewable energy is good business.

For example, Memphis has a Sharp Solar plant that makes photovoltaic panels. Did you know Sharp Solar is the world's largest photovoltaic manufacturer? (Not the plant in Memphis, but the company as a whole). The Memphis plant started production in October 2003 with a capacity of 20 megawatts and now, after 2 expansions, is up to 60 megawatts.

Tennessee also has AFG Glass in Kingsport (the world's leading producer of solar glass), Aerisyn in Chattanooga makes wind towers, and Alcoa makes aluminum frames for solar panels and curtain walls. Nashville-based Actus Land Lease has begun work on the world's largest residential solar powered community for the U.S. Army, in

Hawaii. It will provide 30% of the community's electrical needs through installation of 7MW of photovoltaic (PV) paneling.

Nashville as the state capitol should step into the rapidly growing market of renewable energy. We could be right behind Cookeville (they signed on)! Recently, students at MTSU and Tennessee Tech voted on a referendum to support energy conservation and renewable energy. Nearly 90 percent of the student body voted in favor! As a recent MTSU graduate said, "This rising generation will have a lot of energy issues, global climate issues, air-pollution issues to deal with, and we need to fix it now."

Shouldn't Nashville get in the forefront of this new "silicon valley" and establish itself in this rapidly growing market?

For more info: <http://www.seattle.gov/mayor/climate/default.htm#where>

Steve Johnson





Local Happenings

Members and Friends of the Middle Tennessee Chapter of the US Green Building Council:

The Chapter leadership is asking for your input in nominations for the first annual USGBC Middle Tennessee Chapter Awards. Please take a moment to think about a Person, Organization or Project in Middle Tennessee that has made a significant contribution to promoting the cause of green buildings in the past year.

Send an email with your suggested nominations to mleonard@tmpartners.com by 5pm July 21st.

The Chapter Awards Committee will consider your nominations and present the Awards at the Green Tie Gala on Thursday, October 26, at the City Hall in Nashville's Gulch.

Thanks for your participation in the Chapter. We look forward to hearing from you.

The USGBC Middle Tennessee Chapter Board of Directors

Building Green. Everyone Profits.

Where is the rain this summer? It is July in Middle Tennessee. On a typical walk through my neighborhood I have seen dozens of sprinkler systems spraying chlorinated drinking water all over the lawn. This summer we are trying out our new rain barrel, and these things are great. You do not have to install an over designed and complicated barrel like mine you can get one from the Harpeth River Watershed Association. Here is some of the information excerpted from the Harpeth River web site:

If you are not a resident of the City of Franklin, then you must be a member of the Harpeth River Watershed Association to purchase the barrels at almost a 50% discount from the cost of \$80 per barrel. Call 790-9767 to join the HRWA, or email us at hrwa@harpethriver.org or [join online](#).

And there are rain barrels specifically manufactured for this purpose. Some of the best barrels we've seen come from two of our Partners. Riversides—[a River Network Partner Group], based in Toronto, offers a custom designed barrel, engineered from the ground up for maximum durability and ease of use all year long. Their tough, recycled plastic, 132-gallon (565-litre) barrel fits snugly into the corner, includes an easy-to-use diverter valve, fits any size downspout, doesn't breed mosquitoes, is 100% child-safe and promises years of maintenance-free watering. [See above for HRWA's deal on these or order directly from Riversides: www.riversides.org.]





Who's taking the LEED in Middle Tennessee?

- Mark Smith

Great News! The Tennessee Concrete Association (TCA) announced an RFP recently requesting design teams to submit proposals for the new TCA Headquarters Building here in Nashville that they want to qualify for LEED Platinum certification. An accomplishment of this scale would definitely be a landmark achievement in this community. It could possibly set a sustainable benchmark where many other future building owners and developers could see by example that sustainability is achievable and for many good reasons appropriate for their developments as well.

Not so great news – not too long ago a resolution requesting the Davidson County Congressional Delegation take the necessary legislative action to ensure that the United States strives to meet or exceed Kyoto Protocol targets for reducing global warming. Even through the signing of the U.S. Mayors Climate Protection Agreement was approved by the Metro Council Health, Hospitals and Social Services Committee, it failed in a council vote by a tally of 6 to 14 with 8 council members abstaining from the vote. “As of June 23, 2006, 250 mayors representing over 46.3 million Americans have accepted the challenge”

So it goes in the Advocacy front –

never a dull day, but intense patience is required. It seems that the progress made at the government level, whether it be state or local, is almost a process of one step forward and two steps back, but it is inherently dependent on the level of interest by the persons in the specific government agencies, the ebb and flow of governmental budgets, and hopefully the pressures put on by the voters. There is a ground swell of interest in sustainable building construction and operations. An example was reported in the news recently where students in a couple of mid-state institutions encouraged the Tennessee Board of Regents to up their tuitions a little so that sustainable operations were instituted in their schools. Private institutions such as Vanderbilt University are forging ahead by implementing sustainable strategies in the capital building projects – much of that driven and monitored by the students. Baby boomers are turning 60 and Generation Y is taking over – that's probably a good thing.

The movement has been picking up steam here in Middle Tennessee since around 2000 and the sense of it is that a lot of progress in establishing the base has been made. This is manifested by the way forward thinking folks are championing the cause and

making enough noise to encourage some progress, but it's still just the beginning. Our challenge is to keep encouraging the governing bodies to act more proactively versus reactively and to think more about the business case for sustainability rather than just concentrating on short term capital concerns without regard to operational costs long term. As Robin Guenther, FAIA, LEED AP, recently wrote in the June 2006 issue of CLEANDSIGN, A Supplement to HEALTHCARE DESIGN, “I believe that at the speed with which sustainability is moving through the architecture design and construction world, it may well be the defining trend of this century.” Even though we're six years in, it is early in the century and the encouraging if not scary part is when contemplating all things that were accomplished in the last century. Many of these accomplishments were so beneficial to mankind and not to our environment. If we stay focused and concentrate on creating a sustainable “tipping point” then we might offset other less advantageous “tipping points” that are being discussed these days. The time has come for us to lead the way into a sustainable future so all can benefit in the years to come.

Mark Smith

Local Statistics:

Middle Tennessee Chapter Members	129
Middle Tennessee Accredited Professionals	147
Middle Tennessee Certified Projects	2

Would you like to:

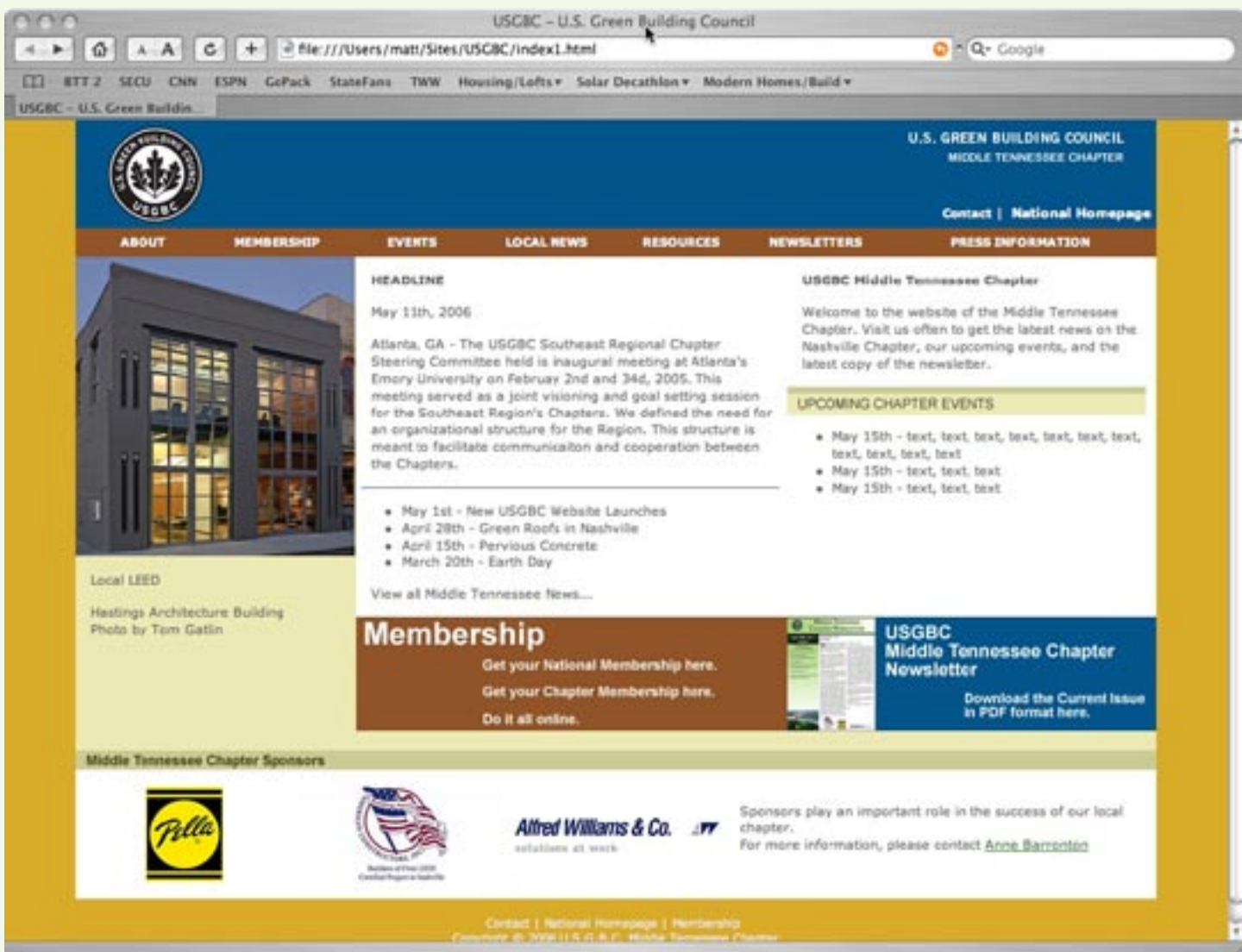
- be a member?
- be an accredited professional?
- register and certify your building?

Visit us at www.usgbc.org/chapters/middletennessee/



Here Comes the New Website - James Qualk

For the past year and a half, the Middle Tennessee Chapter's website has been the number one tool for communication with the general membership, like-minded organizations and members of the press. The last two months have been frustrating since the site has been "locked" by the National Organization and our web master, Matt Brown, has been unable to update the calendar or any of the site's many recourses. During this period Matt has designed a new format that we hope to unveil very soon. Expect to get a notice about the new site once we are ready to launch. Thank you all for your patience as we work to resolve the details with our National Organization's counterparts. The new site will be much easier to navigate, more pleasing to the eye and will have the capacity to hold more information in an easier to use format. Stay tuned. The new and improved site will be ready for release very soon.





USGBC MOVIE NIGHT!

Join us at Watkins College of Art and Design at 550 Great Circle Road (formerly Fountain Square Theater) in MetroCenter Thursday night July 20 for a viewing of KiloWatt Ours, an edu-taining flick about energy conservation in the residential sector. Soft-drinks will be available, but BYOPopcorn. Tickets at the door will be a measley \$5, so invite your friends for a private screening of this cinematic marvel. See ya there!

Kilowatt Ours is produced locally by Jeff Barrie and through his own documentary style reveals the great mystery of most people in middle Tennessee. That is the mystery of where does our electricity originate. Better yet it also gets into the details of what happens when we use electricity in the south and how it does cause harm to some people and regions. The film has a wonderful Hollywood happy ending because it shows us real things we can do in our homes to reduce the amount of electricity we use. There is a little romance in the movie, if that makes you feel uncomfortable you can cover your eyes during the kissing scene.

